

BOARD OF ZONING APPEALS AGENDA APRIL 25, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **April 25, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- | | |
|---|---|
| 9:00 A.M.

K. McMahan
<i>Admin.</i>
<i>Moved to</i>
<i>5/9/18 at</i>
<i>appl. req.</i> | RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. (<i>Admin. moved from 1/28/18, 2/28/18, and 3/21/18.</i>) |
| 9:00 A.M.

K. McMahan
<i>Withdrawn</i> | RICK KITCHRAYOTIN, SP 2017-PR-089 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an addition to remain 12.1 ft. from the rear lot line. Located at 10329 Granite Creek Ln., Oakton, 22124 on approx. 2,432 sq. ft. of land zoned R-20. Providence District. Tax Map 47-4 ((19)) 76. (<i>Continued from 12/6/17 at appl. req. and admin. moved from 4/11/18 due to Board Room scheduling conflict.</i>) |
| 9:00 A.M.

S. Morgan
<i>Admin.</i>
<i>Moved to</i>
<i>7/18/18 at</i>
<i>appl. req.</i> | SEAN A. SHANAHAN AND SUE A. FULTON A 2018-MV-001 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure (pergola) which exceeds 7 feet in height and is located within the 10-foot minimum required side yard in violation of Zoning Ordinance provisions. Located at 6424 Cygnet Drive Alexandria, VA 22307. On approx. 8402 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((28)) (4) 6. |
| 9:00 A.M.

S. Gilbert
<i>Admin.</i>
<i>Moved to</i>
<i>5/23/18 at</i>
<i>appl. req.</i> | DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellants are operating a commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special Exception approval and Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431 sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29-3 ((1)) 65. (<i>Admin. moved from 5/3/17, 9/13/17, 12/6/17, and 2/7/18 at appl. req.</i>) |

Public Hearings

- 9:00 A.M. BEATA SAWINA/BUSY BEE DAYCARE, SP 2018-SP-005 Appl. Under Sects. 3-503 and 8-305 of the zoning ordinance to permit a home child care facility. Located at 5928 Heritage Square Dr., Burke, 22015 on approx. 1,760 sq. ft. of land zoned R-5. Springfield District. Tax Map 78-4 ((18)) 12.
M. Eveleigh
Approved
- 9:00 A.M. MAURISSA WHITAKER, SP 2017-MV-117 Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 4.4 ft. from a side lot line and 3.2 ft. from the rear lot line. Located at 8104 Frye Rd., Alexandria, 22309 on approx. 11,285 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-1 ((4)) 57. *(Admin. moved from 3/14/18.) (Admin. moved from 4/11/18 due to scheduling conflict.)*
E. Estes
Approved
- 9:00 A.M. CHRISTOPHER FINCH, SP 2018-HM-008 Appl. Under Sect. 8-922 of the zoning ordinance to permit a reduction in certain yard requirements to permit construction of an addition and a deck with steps 12.7 ft. from a side lot line. Located at 1207 Bishopsgate Way, Reston, 20194 on approx. 2.58 ac. of land zoned R-1. Hunter Mill District. Tax Map 12-3 ((7)) 22.
E. Estes
Approved
- 9:00 A.M. CHAK CHAN, SP 2018-PR-009 Appl. Under Sect. 8-922 of the zoning ordinance to permit a reduction in certain yard requirements to permit construction of an addition 15.6 ft. from rear lot line. Located at 7903 Ludlow Ln., Dunn Loring, 22037 on approx. 8,287 sq. ft. of land zoned R-4 (Cluster). Providence District. Tax Map 39-4 ((29)) 2.
H. Eddy
Approved
- 9:00 A.M. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF GOOD COUNSEL), SP 2017-PR-119 Appl. under Sects. 3-301 and 8-301 of the Zoning Ordinance to permit the addition of a nursery school with child care center to the previously approved church and private school of general education (SE 01-P-021) and to allow modification of development conditions. Located at 8601 Wolftrap Rd., Vienna, 22182 on approx. 23.87 ac. of land zoned R-1. Providence District. Tax Map 39-1 ((1)) 3 and 5. *(Deferred from 3/14/18 at appl. req.) (Admin. moved from 3/21/18 due to inclement weather.)*
K. McMahan
*Decision
Deferred
5/9/18*

JOHN F. RIBBLE III, CHAIRMAN